

£285,000  
Freehold



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## Features

- IMMACULATLY PRESENTED FREEHOLD EXTENDED ACCRINGTON BRICK GARDEN FRONTED TERRACE HOUSE
- EXTENDED DINING KITCHEN WITH INTEGRATED APPLIANCES, GROUND FLOOR WC/UTILITY ROOM
- TWO LARGE RECEPTION ROOMS WITH FEATURE FIREPLACES
- LOCATED IN THE HEART OF GREENMOUNT VILLAGE
- VESTIBULE & HALLWAY
- CLOSE TO EXCELLENT LOCAL SCHOOLS & TRANSPORT LINKS
- LARGE FLAGGED DRIVEWAY FOR AMPLE OFF ROAD PARKING
- LOW MAINTENANCE FRONT GARDEN WITH WROUGHT IRON RAILINGS & GATE, REAR ASTROTURF GARDEN & DECKED PATIO AREA
- THREE GOOD SIZED BEDROOMS
- MODERN THREE PIECE SHOWER ROOM
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

**\*\* STUNNING THREE BEDROOM VICTORIAN STYLE HOME \*\* DRIVEWAY & GARDEN \*\* 22FT DINING KITCHEN \*\* TWO LARGE RECEPTIONS \*\*** Impressive Garden-Fronted Terraced Home in the Heart of Greenmount Village. Situated in a sought-after location within Greenmount Village, this beautifully presented and spacious terraced home boasts three generous double bedrooms and is just a short walk from local amenities, highly regarded schools, Holcombe Hill, the Kirklees Nature Trail, and Greenmount's golf and cricket clubs. Lovingly maintained and full of character, the property features original period details and must be viewed in person to be fully appreciated. The bright and airy accommodation briefly comprises an entrance vestibule, welcoming hallway, spacious lounge with feature fireplace, separate sitting room also with a feature fireplace, and a stylish extended dining kitchen. Additional conveniences include a guest WC/utility room, gas central heating, and double-glazed windows throughout. Upstairs, you'll find three well-proportioned double bedrooms, with the main bedroom benefiting from a dedicated office space. A contemporary three-piece shower room and a large landing area complete the first floor. Externally, the property offers a low-maintenance front garden, an enclosed rear yard, and an additional well-tended garden space to the rear. Ample off-road parking is available via a private driveway with space for two vehicles. Viewings are highly recommended and strictly by appointment only through our Ramsbottom office.

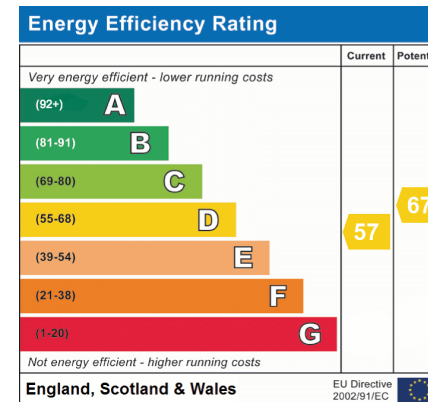
Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount:£1877.99 Approx.

Flood Risk: Very Low

Broadband availability



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

Composite double glazed front door and window, ceiling coving.

#### Hallway

UPVC double glazed internal door, radiator, Karndean flooring, ceiling coving, ceiling point and stairs leading to the first landing.

#### Lounge

UPVC double glazed front window, cast iron fireplace, radiator, TV point, meter cupboard, ceiling coving, ceiling rose and ceiling point.

#### Sitting Room

UPVC double glazed French patio doors, feature electric log burning stove with oak mantel, radiator, large storage cupboard, ceiling coving and ceiling point.

#### Dining Kitchen

A modern fitted dining kitchen with a range of wall and base units with complementary wooden work surface, four ring induction hob, extractor unit above, double electric oven, integrated fridge, freezer and dishwasher, part tiled walls, radiators, ceiling spotlights, Karndean flooring, Velux window, 2 UPVC double glazed side windows and UPVC double glazed back door.

#### Guest WC/ Utility Room

Two piece white suite comprising of a low level WC, wash hand basin, chrome towel radiator, tiled effect flooring, plumbed for washing machine and dryer, ceiling spotlights and UPVC double glazed rear window.

### First Floor

### Landing

Two storage cupboards, loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, ceiling point and large fitted cupboard housing a fitted desk for office space/working from home.

#### Bedroom Two

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

#### Bedroom Three

Velux window, large storage cupboards, radiator and ceiling point.

#### Shower Room

A modern three piece white suite comprising of a large walk-in shower unit, level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, part tiled walls, ceiling point and UPVC double glazed rear window.

### Outside

#### Yard

An enclosed flagged low maintenance back yard, outside water tap, external lighting and gated access to the rear.

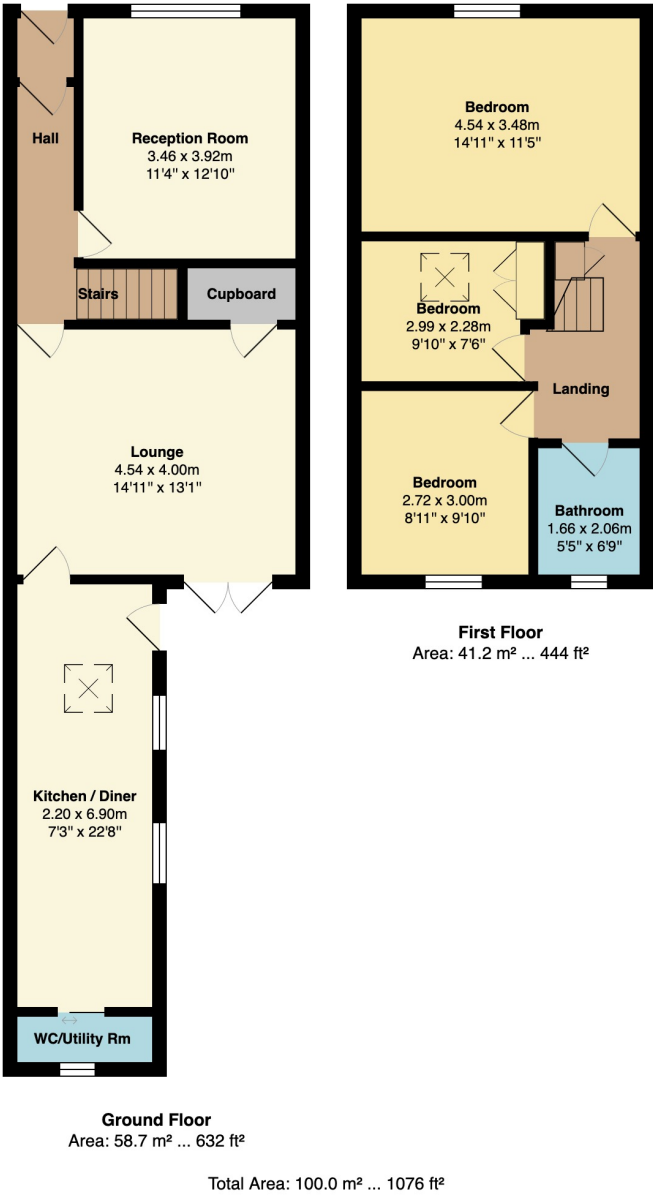
#### Garden & Parking

Front: Indian paved pathway, low maintenance pebbled borders, wrought iron fence and gate.

Rear Garden: Decked patio Area, Astroturf lawn for low maintenance, external power point and lighting, large brick built out house and fence panel surround. Flagged driveway for two vehicles for off road parking.



Floorplan



**General Disclaimer**  
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

**Measurements**  
All measurements quoted are approximate.

**Fixtures, Fittings & Appliances**  
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.